

# ORDINANCE

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## Legal Description

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A PORTION OF THE JUAN GARCIAS GRANT, SECTION 39, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF OLD ACOSTA ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (A 120 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 72160-2556, DATED 02-05-85); THENCE SOUTH 00°38'08" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 310.89 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7613, PAGE 1243, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND TO THE POINT OF BEGINNING; THENCE NORTH 88°39'29" EAST, ALONG LAST SAID LINE, 314.43 FEET TO A POINT HEREINAFTER REFERED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE AFORESAID POINT OF BEGINNING; THENCE SOUTH 00°38'08" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 185.99 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 16078, PAGE 1859, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°39'29" EAST, ALONG LAST SAID LINE, 270 FEET, MORE OR LESS, TO THE WESTERLY BANK OF CORMORANT BRANCH; THENCE NORTHEASTERLY, ALONG SAID WESTERLY BANK, 230 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7808, PAGE 178 OF SAID CURRENT PUBLIC RECORDS, SAID LINE BEARING SOUTH 62°11'01" EAST, FROM SAID REFERENCE POINT "A"; THENCE NORTH 62°11'01" WEST, ALONG LAST SAID LINE, 73 FEET, MORE OR LESS, TO SAID REFERENCE POINT "A" AND TO CLOSE.

CONTAINING 1.3 ACRES, MORE OR LESS.